VILLAGE OF NORTHPORT

RESOLUTION NO. 2026-2

A RESOLUTION TO DETERMINE THE FUTURE USE OF VILLAGE-OWNED PARCEL #042-234-050-00 AT 315 E SEVENTH STREET, COMMONLY KNOWN AS THE SEVENTH STREET PARCEL

WHEREAS, the State of Michigan transferred ownership of said parcel to the Village of Northport in May1941;

WHEREAS, the State of Michigan Department of Natural Resources released any restriction for park purposes and accompanying Right of Reversion in June 2018;

WHEREAS, the Village of Northport split a portion of said parcel by quit claim deed to be reserved for the right to own and operate a sanitary sewer lift station on November 23, 2021;

WHEREAS, the Village Council passed a motion in March 2024 to "explore options one and two" as represented in the attached reports, and which motion was never resolved and brought back to the Village Council for further deliberation;

WHEREAS, in 2025 the Village Council split the above referenced parcel# 042-234-050-00 to designate the 4.7-acre northern portion as a Village Park, "Parcel 2," and to allow for the potential of future development on the southern 1.2-acre portion of the parcel, "Parcel 1;"

WHEREAS, the Village Council would like to make a final determination about the future development of the Seventh Street Parcel and address the unresolved motion from March 2024;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Northport, Leelanau County, Michigan, to dedicate the Seventh Street Parcel with the following use:

_____ Proposed Use 1: Preserve Land in its Current State

_____ Proposed Use 2: Partial Combo A - using 7th Street portion for development at the discretion of the village and the rest remains in its natural state

Adopted this ___ day of _____, 2026.

YEAS: _____ NAYS: _____ ABSENT: _____ ABSTAIN: _____

CERTIFICATION

I, Joni Scott, Village Clerk for the Village of Northport, County of Leelanau, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Village Council of the Village of Northport during its meeting held on _____, 2026.

_____
Joni L. Scott, Village Clerk

Date Report Created: PC Draft 10/19/23

Proposed Use Title:
Proposed Use 1: Preserve Land in its Current State

General Overview:
In this option the Village retains ownership of the entire parcel. The general idea is for the property to be left in it's current natural state.

Estimated Cost:
Unknown - if variations are selected costs may be incurred.

Can the Proposed Use be completed in Phases: Yes, any upgrades mentioned under possible variations (*page 3*) could be completed in phases.

Possible Funding Sources: Grant opportunities, e.g. Tribal or Leelanau Twp. Foundation. Brownfield funding could be explored (*see document EPA-I-OLEM-OBLR-22-09%20RFA.pdf in 7th Street Document dropbox on village web site*).

Master Plan Alignment - *Explain how proposed use aligns to each Master Plan Goal:*

Master Plan Goal	Proposed Use's Alignment with Goal
Protect the area's natural beauty, open space, environmentally sensitive features, attractive man-made environment and historic features by guiding the pattern of growth.	Aligns with this goal by protecting the area's natural beauty and open space. This goal would be enhanced if the contamination on the 7th street portion were cleaned up and trees planted to make it look more like the wooded areas.
	See Footnote 1, 2, 3, 4, & 5 on page 7 & Footnote 6 on page 8.
Encourage economic development that provides diverse and continuing employment opportunities for Northport residents	No alignment with this Master Plan Goal.
Encourage the provision of adequate and affordable public utilities and services	No alignment with this Master Plan goal. By keeping the property natural the community will not add additional users to the sewer and water utilities (*which typically lowers the cost*).
Encourage affordable housing and diversity in housing types and lifestyle	No alignment with this Master Plan Goal.
Encourage Energy Conservation	Aligns with this Master Plan Goal. Lack of development conserves energy. Encourages natural space.
Conserve Natural Resources	Maintaining this property's natural state provides good alignment with this Master Plan goal.
	See Footnote 7 & 8 on page 8.

Recreation Plan Alignment - *Explain how proposed use aligns to each Recreation Plan Goal & Action*:

Recreation Plan Goal	Proposed Use's Alignment with Goal
Provide facilities to meet the needs and abilities of all park users - incorporate universal access at all parks	Alignment with this goal can be only be achieved if the community provides paved paths throughout this property so wheelchairs can navigate, which is not intended with this use. (*discussed in "Possible Variations" on page 3*)
	See Footnote 9 on page 8.
Explore funding opportunities and partnerships that support and enhance recreational opportunities in the village	This use aligns. This use would preserve what is already existing. Possible partnership with volunteer group to build and maintain foot paths. Grants could potentially be obtained if community members are willing to put work into seeking and applying. Might the school be able to use this property for educational purposes, securing any associated costs.
Explore opportunities to acquire acreage for additional recreation areas	Keeping this property undeveloped achieves alignment with this Recreation Plan goal. Better if the 7th street portion is cleaned of contamination and replanted with trees.
Preserve and maintain the scenic and natural open areas within the village	Keeping this property undeveloped achieves alignment with this Recreation Plan goal.
	See Footnote 10, 11 & 12 on page 8.

How does the proposed use align with current Village Residential Zoning Ordinances (R2):
Green space enhances enjoyment for residents and is in alignment with our Zoning Ordinance as a use by right.
See Footnote 13 on page 9.

How consistent is the Proposed Use with the surrounding properties:
It is consistent as it would remain as is (*as explained in the Master Plan Goals - QuasiPublic Land*), however, leaving as is with beautification would be an improvement and even more in keeping with the residential setting, and its proximity to the bay. It also appears that most of the residents in surrounding properties are advocating to maintain the property in it's natural state. *See Footnote 14 & 15 on page 9.*

Any applicable Federal or State Regulations:

- ❍ *Exceeds regulations*
- ☑ *Meets regulations*
- ☑ *Does not meet regulations*

Explain applicable regulations and how the proposed use complies:
The wooded portion of this property meets Federal and State regulations. However, the 7th street portion may need to have the contamination cleaned up in order to meet Federal and State regulations.

Describe the Environmental Impact:
This use would have minimal to no Environmental Impact by preventing development near wetland areas that are sensitive to damage from development. Preserves the natural hydrology. Cleaning up contamination or re-naturalizing the 7th street portion would result in a positive impact.

Highlights of the data generated for this site are found in Footnote 16, 17, 18, on page 10 & page 11 and 19, & 20 on page 11, but the full reports may be reviewed for clarity and detail.

Does the project remedy an Existing Deficiency, explain:
This proposed use does not remedy an existing deficiency (greenspace), however it preserves green space within the village, ensuring there is acreage of wetland protected from development in our wetland zones. Clean up or remediation would alleviate an 'aesthetic deficiency" along 7th Street.

Benefits/impacts Percentage of Residents:

- ❍ *Leelanau Township and Village residents*
- ❍ *All Village Residents*
- ❍ *Most Village Residents*
- ☑ *Some Village Residents*
- ❍ *Minimal Village Residents*

Explain: This proposed use most benefits residents living in close proximity to the property, as well as those who use North Shore Drive as a popular walking corridor. An argument can be made that preserving wetlands and maintaining green space positively impacts all residents.

Potential Traffic Impacts of Proposed Use:

- ❍ *Significant*
- ❍ *Moderate*
- ❍ *Minimal*
- ☑ *None*

Explain: Traffic would remain unaffected.

Potential Monetary Impacts on Village *(identify how proposed use aligns with each column and include explanation and/or details in the appropriate cell)*:

Short Term Revenue	Long Term Revenue	Short Term Expenses	Long Term Expenses
Significant N/A	*Significant* N/A	*Significant* There is an "opportunity cost" resulting from lost revenue (*$100k-135k per lot* - see Footnote 22-26 on page 14), by not selling this property.	*Significant* N/A
Some N/A	*Some* N/A	*Some* Cleanup/or further investigation could incur costs with no financial return. More testing is needed to determine the extent of the contamination.	*Some* There is an "opportunity cost" resulting from lost revenue (*property taxes, utility revenues*), by not selling this property.
No Impact This proposed use will not generate short term revenue for the village.	*No Impact* This proposed use will not generate long term revenue for the village.	*No Impact* N/A	*No Impact* This proposed use would not generate long term expenses for the village.

Possible Variations on this Proposed Use:

1. Beautification/re-naturalization of the barren portion of "the lot fronting on 7th street" - If this variation were to be explored Traffic Impacts would actually decrease.
2. Development of a walking path & parking with beautification.
3. Passive Park - defined as a space available to foot traffic without the intention of parking or any development. If this variation were to be explored, the Benefits/Impacts to the community would increase as it would be open to all persons. Traffic could potentially increase, but boat/trailer traffic would be reduced.
4. Revising the zoning for the lot to Conservation, this is in line with the Future Land Use Map and Master Plan (*where it is zoned Quasi-Public*).
5. Revising the zoning and pursuing the necessary steps to have the parcel designated a Public Park, like South Beach or Haserot. This is also consistent with the FLU map. If this were pursued, then by State Law, the parcel would require approval by public vote, for any future council to sell the property

See Footnote 21 on page 13 - General Law Village Act - Act 3 of 1895 - 67.4

Unanswered Questions about this Proposed Use:

- How will the barren portion be addressed? Would boat trailer parking still be allowed?
- Cost to clean up the contamination. Additional extent of and any migration of the contaminates located in the 2020 studies.
- Questions regarding the property lines still remain - the county still does not reflect the DPW lift station split or the adjustment of the Northern property lines.
- Cost to build improvements for the wooded areas such as walking paths, signage, etc.
- Cost of planting trees, any signage, liability insurance, and any cleaning of the former DPW building site area.

Public Comment Summary in Support of this Proposed Use *(see full correspondence in Public Comment Addendum)*:

Member of Public	Date corresponded	Suggestion for Use	Additional Comments
John Todd	11/15/22	Should remain a wetland sanctuary in perpetuity	the area is a wetland, and is concerned about the source and flow of the existing drainage ditch on the north side
Gregory Nobles	11/12/22 & 11/9/21	Should remain a public asset. 1. do nothing or a small part, leave wetlands intact 2.work with non-profit to create modest attainable housing 3. in partnership with the township build a township/village office or new library on south portion	
Steven and Vickie Slot	10/11/22	Leave the land undeveloped and natural	village shouldn't become developers
Betty Miclay	10/19/22	Leave the land undeveloped and natural	financial benefit from selling to private, ruins the feeling of the community by encouraging outsiders to come in without any ties to the community
Susan Manson	10/6/22	Ask Leelanau Conservancy to protect this land	Ask Kira Davis (great lakes senior project manager) and Tom Nelson (leelanau conservancy) to come and walk the property and make suggestions for preserve the area
Pat and Lori Wilson	11/15/22	Should remain a public park and allow folks a place to enjoy that is near the 7th st road end access	since the land was donated with the stipulation that it remain a park, it should remain a park
Mike Arents and Ruth Butler Arents	10/10/22	keep the area in its natural state and encourage educational learning and uses, and/or use this space for some attainable housing - discounts to those working in the village full-time	do not sell to build 4 large homes, do not allow egress on north shore drive regardless of use.
Joanne Geha Swanson	11/13/22 & 11/9/21	would like it to remain undeveloped	Why was this project started in 2019, how will any development affect surrounding homeowners, what information about other plans have you gathered, why is the original purpose for the property being superseded

Member of Public	Date corresponded	Suggestion for Use	Additional Comments
Suzanne Swanson	11/15/22	echos joanne geha swanson comments: would like it to remain undeveloped	echos joanne geha swanson comments: urges consideration of the long-term environmental repercussions of developing
Christina Swanson	11/15/22	echos joanne geha swanson comments: would like it to remain undeveloped	echos joanne geha swanson comments: emphasized the catastrophic effects that the destruction of valuable wetlands could have on our ecosystems
John & Kim Zevalkink	11/13/22	would like it to remain undeveloped	feel any development will have a negative impact on the wetlands
Mary Betzoldt	10/14/22 & 10/19/22 (voiced public comment)	would like it to remain undeveloped, or if developed only the south portion and to be housing locals can afford	is concerned about the woods being destroyed and what the disruption of the wetlands will do to surrounding properties
Virginia Foley	11/13/22 & 11/10/21	Would like to remain undeveloped, would like it to be used for public hiking, biking, snow shoeing, etc	implores commission to consider keeping the lands use as originally intended, "for recreational purposes"
Ruth Steele Walker	11/15/22	Would like us to consider keeping it a park	what is the property worth (valuation from experts), understand the wetland issues and how other properties will be affected with changes, the costs of utilities, permits and engineering to install a road
Robert Swanson	11/15/22	echos joanne geha swanson comments: would like it to remain undeveloped	echos joanne geha swanson comments: Why was this project started in 2019, how will any development affect surrounding homeowners, what information about other plans have you gathered, why is the original purpose for the property being superseded
Gerry Schatz	11/13/22 & 12/11/21 & 12/15/21	Would like it to remain a natural area, an educational park with the barest minimum required amenities and minimal required maintenance	has issue with financial return being used as an essential criterion, environmental values notwithstanding
Beth Swanson	11/15/22	echos joanne geha swanson comments: would like it to remain undeveloped	hopes we will consider the full and inevitable repercussions of what will happen to our town if these wetlands are built upon
Jane and Mark Voight	10/18/22	would like it to remain undeveloped	implores us to consider the impact to future generations and the long term loss of wetlands
Nancy Peterson	11/10/21	opposed to developing - wants it to remain recreational	feels that it should remain as recreational and that it deters anyone from wanting to donate land to the village when it is seen that the village will get the rules changed

Member of Public	Date corresponded	Suggestion for Use	Additional Comments
Bonnie Shiner	11/10/21	opposed to developing into single-family home lots	would like something that is shared use for the public
Pamela Cain	11/9/21	keep the parcel natural and install picnic tables, a community vegetable garden, grass or gravel parking for 7th st beach, and/or accessible trail	do not want the wetlands filled in or built on
Randy Koch	1/18/23	talk to the conservancy, or that it be fully naturalized, so the make-shift parking lot is removed	concerns with proposal one - "leaving as is." Currently used as a trash pit, a place to store old tires, and storage for boat trailers. He feels if it is left "as is" that leaves it open to misuse over time

Footnotes

1. Village Master Plan 2018 - page 7

Wetlands are areas where water is found, either on or near the surface, at any time during the year. They provide vital ecological services, including sediment retention, filtration and groundwater recharge, flood mitigation, and wildlife habitat, and also support recreational activities such as fishing, hunting, boating, and birdwatching. They function best when maintained in large, continuous acreages.

Despite their many ecological benefits, wetlands face a number of threats related to development and land use; they have historically been dredged, drained, or filled in order to create more or improved development opportunities. Wetlands are also subject to pollution from stormwater runoff from nearby development. While state regulations require that wetlands over a certain size be replaced or restored, they rarely provide the same groundwater recharge functions as naturally occurring wetlands.

Under current regulations, federal and state agencies regulate development in wetlands which are 5 acres or greater, or which exhibit a hydrologic connection to the Great Lakes. In addition, Michigan Law protects wetlands which are located within 500 feet of a water body or which are determined by MDEQ to be essential to the preservation of natural resources.

2. Village Master Plan 2018 - page 41

Environment.
Local residents and visitors prize the beauty of Northport's natural environment. The shorelines, beaches, and rolling hills are highly valued for their aesthetic quality and recreational opportunities. This section discusses the importance of protecting the quality of Northport's natural environment and the retention of open space.

3. Village Master Plan - page 41

General Policies:
A fundamental goal of the Master Plan is to protect Northport's natural beauty and environmental quality and to maintain open space for the enjoyment and benefit of all. This requires consideration of all aspects of natural features, including physical constraints to development, important ecological functions and aesthetic qualities.
Development patterns and practices that preserve or enhance natural features such as wetlands add to community quality as well as protecting environmental quality and life.
The overall approach to environmental protection established by the Master Plan encourages growth and development patterns that are compatible with natural features.

4. Village Master Plan 2018 - page 41

Land use designations that reflect natural constraints realistically indicate development potential and allow public agencies to accurately plan for service provision. <u>While growth is inevitable, the Village must be concerned that it is sustainable in a world depleting natural resources and increasing pollution. Citizens of Northport must be stewards of the Village's share of the planet.</u> The Village, therefore, needs to monitor the following guidelines.

5. Village Master Plan 2018 - page 41

Drainage Systems:
Surface water can be managed most effectively by considering potential problems and solutions for an entire watershed (drainage basin). A watershed frequently extends into two or more jurisdictions, so planning and implementation must include more than just the Village to be most effective.
Natural drainage systems have many important functions, including storing and regulating storm water flow, purifying surface water, recharging ground water, conveying water and supporting important biological activities. Alteration of natural drainage systems results in public costs and can result in environmental degradation including flowing, erosion, sedimentation and damage to water quality and habitats elsewhere in the system.
Various land uses can have significant effects on water quality. Sedimentation from ground disturbed by grading, new development and farming can reduce river or stream channel capacity, fill ponds and smother aquatic life and habitat. Surface water runoff from developed areas can carry pollutants such as oil, heavy metals, garden chemicals and animal wastes into the water system.
The most direct and effective approach to protect water quality is to control the amount and quality of surface water runoff.

New development and agricultural activities can be modified to prevent significant runoff and water quality problems.

6. Village Master Plan 2018 - page 41

Streams and Water Quality:

Streams are critical elements of the natural drainage system. They store, purify and convey surface waters and provide wildlife habitat. Many are vital to fish valued by commercial and sports fisheries such as salmon, steelhead, trout and walleye.

Protecting the open space system of stream corridors, water bodies and shorelines will maintain Northport's quality of life while preventing floods, loss of aquatic life, property damage and public expense to repair damage and prevent further problems.

During periods without rain, streams are fed by water stored in wetlands and groundwater. Actions that significantly reduce storage or recharge, therefore, present threats to fish and other wildlife and result in loss of recreation values.

Wetlands also protect water quality by trapping sediments and absorbing pollutants. In many cases, wetlands help recharge groundwater and maintain summer stream flows. They also control runoff and store floodwaters, thereby reducing potential damage downstream.

7. Village Master Plan 2018 - page 9

Natural features provide many more benefits if they are maintained in larger units, such as in a complex, interconnected systems - "green infrastructure" are more successful at maintaining ecological diversity and integrity. Continuous systems of forests, wetlands, and other open areas maintain water quality and reduce the risk of flooding by controlling stormwater runoff, and also provide protection from storm damage and erosion in coastal areas. Green infrastructure systems also provide invaluable wildlife habitat and foster ecological diversity.

8. Village Master Plan 2018 - page 41

Natural Resources

Natural resources in the Village include coastal areas, wetlands, streams, woodlands, farmlands and steep slopes. Because of their economic, cultural and open space benefits, resource lands are an important element of the growth and development pattern envisioned in the plan concept.

Designate the most valuable lands as Conservation/Recreation to discourage development and preserve natural resource areas.

9. Village Master Plan 2018 - page 46

[Community Facilities]

The following general guidelines should apply to all districts in the Village of Northport:

1. Community facilities plans and proposals should support and be consistent with the Master Plan.

2. Community facilities should be designed, located, and constructed to avoid significant adverse environmental impacts and to protect valuable environmental features.

10. Village Master Plan 2018 - page 55

Public and Quasi-public

- *Public and Quasi-public Land is intended to provide recreation, parklands, and open space for public use within the Village. This area will provide for continual use of the marina, boat ramp, beach, Mill Pond, and water front park. Parcels belonging to the Village and school are also included.*
- *These uses provide community-related services. Residential, commercial, and industrial developments are not anticipated for these parcels*

11. Village Master Plan 2018 - page 55

Conservation/Recreation

- *Conservation/Recreation encourages the conservation, management and utilization of the natural resource base and corridors. Some of the lands may be available for recreation use, while others should remain in their natural state relatively undisturbed. The primary use for this category is to remain open space.*
- *Acquisition of such lands by Conservation Groups and the Village is highly encouraged. Recreation uses such as trails and parks are secondary uses. The preservation of these lands is important to ensure that the Village does not loose its natural beauty as it grows. Industrial development is not anticipated for these parcels.*
- *Some lands should remain undeveloped.*

12. Village Master Plan 2018 - page 55

Wetlands

- *Wetlands are important to the Village, Township, and the County and special attention to building placement is needed to protect them. The wetland characteristics and takes precedence over the underlying land use classifications.*
- *These areas are developable as long as the wetlands are defined and protected. Here, wetlands will have to be delineated by those wishing to develop the land. Building placement has to be sensitive to the natural environment. A natural buffer area along the delineated wetland's edge and building envelope should be maintained. This buffer should be of native vegetation.*
- *Impervious areas such as driveways, sidewalks, and rooftops should be directed away from the wetland area. The size and placement of manicured lawns should also be regulated.*
- *Developments that cluster residences within a limited portion of a parcel, leaving the wetland area open and untouched are preferred. To encourage this type of development, the Village may allow density bonuses. The resulting density on a portion of the parcel may exceed that permitted by the base density, however it should be compatible with the overall development of the surrounding area. There should be no minimum lot sizes in clustered developments. The availability of services and the Health Department requirements should govern the minimum lot size.*
- *Areas surrounding the wetlands may be developed if all applicable regulations are followed and the wetlands themselves are protected.*
- *Encourage cluster developments to preserve wetlands.*

13. Village of Northport Zoning Ordinance 2006 - page 52

10.01 INTENT AND PURPOSE.

This district is intended for single-family and two-family residential uses, together with schools, churches, parks, and playgrounds. This district provides the main living area for the Village; therefore it is important that developments provide social interaction components such as sidewalks and parks. Buildings in this district are strongly encouraged to be designed to be compatible with the architectural character of existing buildings with respect to their: garage location, building height, materials of construction, roofline slopes, porches, windows and pedestrian and vehicular access location.

10.02 USES PERMITTED BY RIGHT. The following uses are permitted by right within a R-2 District:

....[2. Public parks, public playgrounds.]....

14. Village of Northport Master Plan 2018 - Pages 51

Village Residential

- *Village Residential comprises the areas near downtown. Small lots having access to public water characterize these properties. Single family-residential dwellings are the primary use, while compatible uses such as neighborhood parks, churches, and schools are also allowed.*

15. Village of Northport Master Plan 2018 - Pages 53

Bayshore Residential

- *The Bayshore Residential area is similar to Village Residential, but the properties have direct access to the Bay. The primary uses for these properties are single-family dwelling units and parks.*

16. Wetland Delineation Report 7/29/20 by Gozling Czubak - Attachment 3

- Wetlands Map Viewer

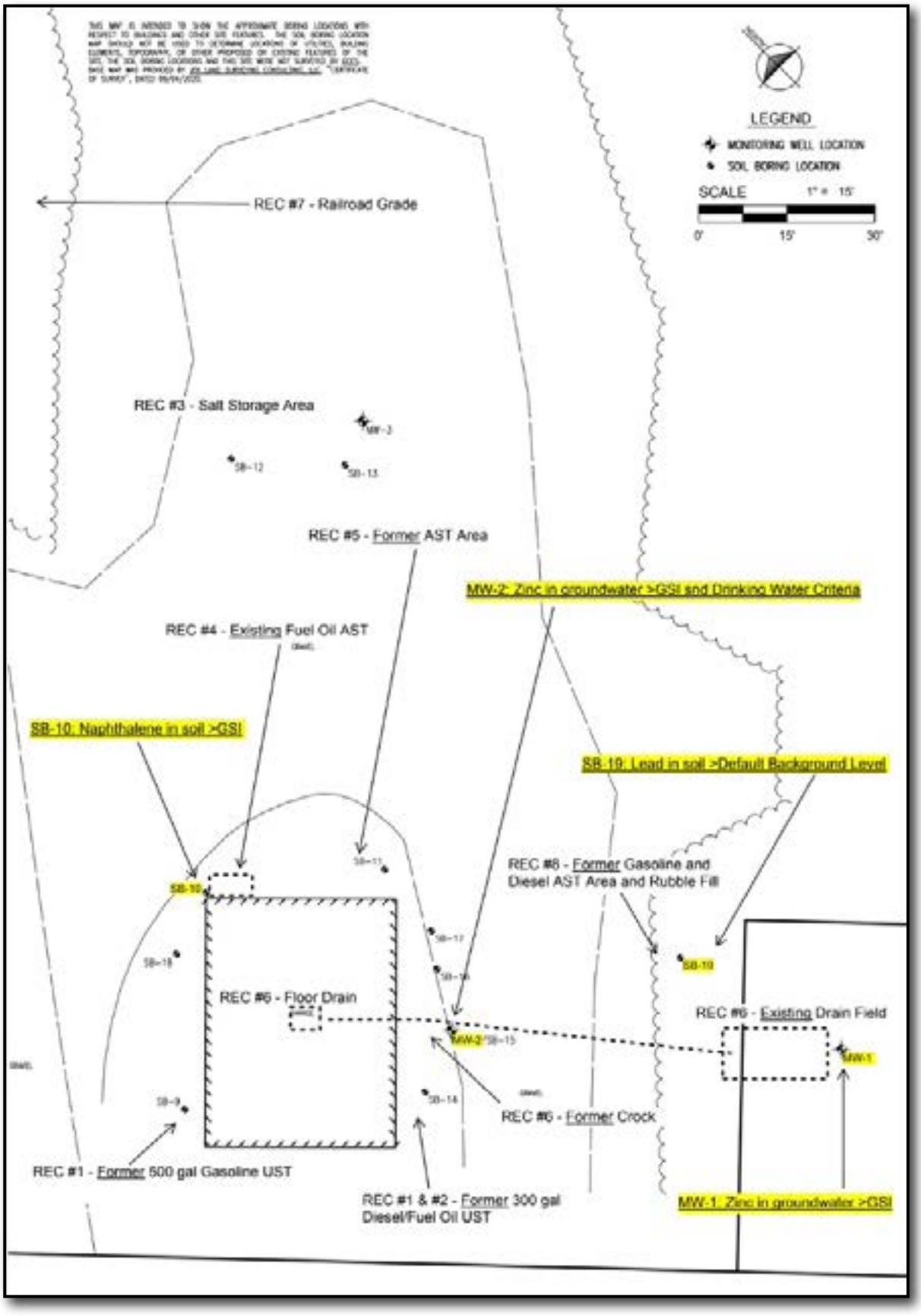
17. Phase 1 Environmental Site Assessment 7/30/20 by Gozling Czubak - page 3

- *The Phase 1 ESA has revealed evidence of recognized environmental conditions (RECs) associated with the subject property.*

18. Phase II Environmental Site Assessment Report 1/7/21 by Gozling Czubak - pages 1-3 & Attachment 5

(REC=Recognized Environmental Conditions, locations mapped on page 11)

- *REC #1: Unknown historical activities including spills constitute a REC that warrants investigation of subsurface conditions. Gasoline and diesel fuel contain hazardous substances including volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and lead.*
- *REC #2: The unknown historical activities associated with the UST, exact location, possible spills, and lack of documentation of UST removal/closure represents a REC and warrants investigation of subsurface conditions.*
- *REC #3: The historical storage of road salt mixed with sand on the ground surface northeast of the garage, with no containment and uncovered at the subject property represents a REC that warrants investigation of subsurface conditions. Salt contains chloride, which is a listed environmental contaminant.*
- *REC #4: Possible spills and lack of containment presents a REC that warrants investigation of subsurface conditions.*
- *REC #5: Possible spills and unknown construction present a REC that warrants investigation of subsurface conditions.*
- *REC #6: It is unknown what materials entered the drain and crock; however, given the history of vehicle maintenance, it is plausible that solvents, fuels, oil, or other substances containing hazardous compounds could have entered the system. Given the unknown construction of the piping and crock, it is possible that hazardous materials were released to the environment, presenting a REC that warrants subsurface investigation.*
- *REC #7: Contaminants including heavy metals and SVOCs from the discharge of coal waste and fuel are not uncommon in old railroad grades, therefore subsurface investigation is warranted.*
- *REC #8: Tank filling and fueling could have resulted in releases and constitute a REC that warrants subsurface investigation.*



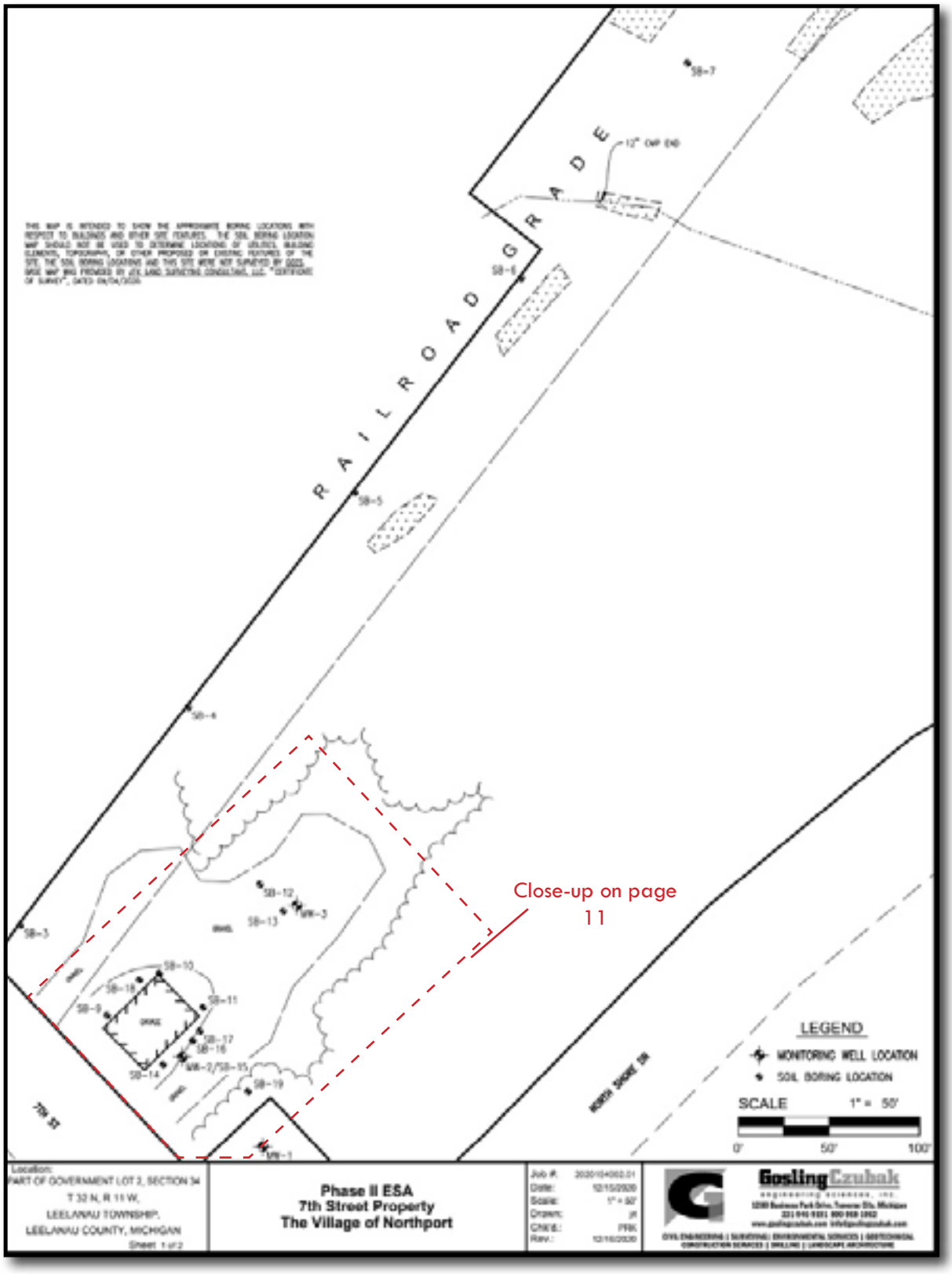
19.Phase II Environmental Site Assessment Report 1/7/21 by Gozling Czubak - page 8

- - ....further investigation to demonstrate no potential impact is warranted.
  ...found zinc in groundwater at concentrations exceeding the Residential Drinking Water and GSI Criteria promulgated under Part 201 of NREPA. Additional investigation down gradient is warranted to determine if zinc is migrating off site via groundwater transport.

Additional investigation is warranted to determine the areal extent and characterization of the fill material and whether it is a source of groundwater contamination.

20. Phase II Environmental Site Assessment Report 1/7/21 by Gozling Czubak - Attachment 5

- Attachment 5 - Part 201 Generic Cleanup Criteria Comparison Table for Soil (Residential) SB=Soil Boring
  - Lead in SB-19(2') exceeds the drinking water and calculated Final Chronic Value (FCV) for GSI. Therefore, the target cleanup criterion is the Background Screening Level.
  - Napthalene exceeded DW and GSI in SB-10(1'), SB-11(4') and SB-15(3.5'). The locations were resampled on 12/17/20. Results were non-detect or below criteria; however, leachate analysis by SPLP showed a GSI exceedance in SB-10(1').



THE GENERAL LAW VILLAGE ACT (EXCERPT)
Act 3 of 1895

67.4 Acquisition, purchase, and erection of public buildings; purchase, appropriation, and ownership of real estate; purposes; sale of buildings, grounds, or parks.

Sec. 4. A village may acquire, purchase, and erect public buildings required for the use of the village, and may purchase, appropriate, and own real estate necessary for public grounds, parks, markets, public buildings, and other purposes necessary or convenient for the public good, and for the exercise of the powers conferred in this act. Such buildings and grounds, or any part thereof, may be sold at a public or private sale, if authorized by an ordinance, or may be leased. A public park shall not be sold without the consent of a majority of the electors of the village voting on the question at an election.

History: 1895, Act 3, Imd. Eff. Feb. 19, 1895;—CL 1897, 2772;—CL 1915, 2643;—CL 1929, 1552;—CL 1948, 67.4;—Am. 1974, Act 67, Imd. Eff. Apr. 1, 1974;—Am. 1998, Act 255, Imd. Eff. July 13, 1998.

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PICARD APPRAISALS, LLC
Real Estate Appraisal and Consultation

Village of Northport 2(
File No. 21SEP22A

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
116 W Nagonaba St
Northport, MI, 49670

File Number: 21SEP22A

Dear Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator:

In accordance with your request, I have appraised the real property at:

Lot 1 E 7th St
Northport, MI 49670

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of December 2, 2022 is:

$100,000
One Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,

Peter J. Picard

Certified Residential Appraiser License #1204000880 and expires July 31, 2024

pjp

PICARD APPRAISALS, LLC
Real Estate Appraisal and Consultation

Village of Northport 2(
File No. 21SEP22B

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
116 W Nagonaba St
Northport, MI, 49670

File Number: 21SEP22B

Dear Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator:

In accordance with your request, I have appraised the real property at:

Lot 2 E 7th St
Northport, MI 49670

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of December 2, 2022 is:

$130,000
One Hundred Thirty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,

Peter J. Picard

Certified Residential Appraiser License #1204000880 and expires July 31, 2024

pjp

PICARD APPRAISALS, LLC
Real Estate Appraisal and Consultation

Village of Northport 2(
File No. 21SEP22C

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
116 W Nagonaba St
Northport, MI, 49670

File Number: 21SEP22C

Dear Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator:

In accordance with your request, I have appraised the real property at:

Lot 3 E 7th St
Northport, MI 49670

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of December 2, 2022 is:

$135,000
One Hundred Thirty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,

Peter J. Picard

Certified Residential Appraiser License #1204000880 and expires July 31, 2024

pjp

PICARD APPRAISALS, LLC
Real Estate Appraisal and Consultation

Village of Northport 2(
File No. 21SEP22D

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
116 W Nagonaba St
Northport, MI, 49670

File Number: 21SEP22D

Dear Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator:

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Lot 4 E 7th St
Northport, MI 49670

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Date Report Created: PC Draft 10/19/23

Proposed Use Title: Proposed Use 2: Partial Combo A - using 7th Street portion for Development at the discretion of the village and the rest remains in its natural state

General Overview: The village would retain "property fronting 7th Street" for village development, either with attainable housing, boat parking, or other village use. The remaining portions would be preserved in its natural state.

Estimated Cost: Unknown. Varies with use selection.

Can the Proposed Use be completed in Phases: Yes

Possible Funding Sources: Partnership with housing non-profit organizations, grants, land bank, brownfield re-development could be explored (see document EPA-I-OLEM-OBLR-22-09%20RFA.pdf in 7th Street Document dropbox on village web site).

Master Plan Alignment - *Explain how proposed use aligns to each Master Plan Goal:*

Master Plan Goal	Proposed Use's Alignment with Goal
Protect the area's natural beauty, open space, environmentally sensitive features, attractive man-made environment and historic features by guiding the pattern of growth.	By allowing the majority of the lot to be left in its natural state, sensitive areas could be protected.
Encourage economic development that provides diverse and continuing employment opportunities for Northport residents	This proposed use has minimal alignment with this goal. (*See "Possible Variations" on Page 3 for further information*).
Encourage the provision of adequate and affordable public utilities and services	If this plan includes multi-unit affordable/attainable housing, then it would utilize the existing utilities available and add REUs, and therefore could help the overall debt costs for all users.
	See Footnote 1 on page 5.
Encourage affordable housing and diversity in housing types and lifestyle	This plan could provide multi-family housing units near town & in a beautiful location. All units could be designed to "blend" with the surrounding housing, and to appear more as a townhouse, versus apartments.
Encourage Energy Conservation	This does align with the preserved area, but does not align with the portion that would be used for development.
Conserve Natural Resources	Leaving a portion in its natural state aligns and adjustments to zoning could be included in a variation to the use (*mentioned in "Possible Variations" on page 3*).
	See Footnote 2-3 on page 5.

Recreation Plan Alignment - *Explain how proposed use aligns to each Recreation Plan Goal & Action:*

Recreation Plan Goal	Proposed Use's Alignment with Goal
Provide facilities to meet the needs and abilities of all park users - incorporate universal access at all parks	Current plan does not incorporate ADA access, but it could in a variation of the proposed use (*discussed in "Possible Variations" on page 3*).
	See Footnote 4 on page 5.

Recreation Plan Goal	Proposed Use's Alignment with Goal
Explore funding opportunities and partnerships that support and enhance recreational opportunities in the village	Grant money may be available for various uses.
Explore opportunities to acquire acreage for additional recreation areas	This use would preserve the majority of the existing recreational area.
Preserve and maintain the scenic and natural open areas within the village	This use preserves this goal in the Northern Lots (above "lot fronting 7th street").
	See Footnote 5 on Page 5.

How does the proposed use align with current Village Residential Zoning Ordinances (R2):
Green space enhances enjoyment for residents and two-family dwellings are is in alignment with our Zoning Ordinance as a use by right. Multi-family units are not outlined as a use by right or by special use, and therefore may need a PUD re-zoning of the parcel. *See Footnote 6 on page 5.*

How consistent is the Proposed Use with the surrounding properties:
It is consistent, the portions that would remain as is (*as explained in the Recreation Plan Goals - QuasiPublic Land - Footnote 5 on page 5*) are in line with the surrounding uses, and any development of a multi-family dwelling, while not currently allowed, could be re-zoned PUD and designed to appear as single/two-family dwellings. *See Footnote 7 on page 5-6.*

Any applicable Federal or State Regulations:

- ❍ *Exceeds regulations*
- ☑ *Meets regulations*
- ❍ *Does not meet regulations*

Explain applicable regulations and how the proposed use complies:

Assuming any developments will abide by the permitting processes required, any developments would be made to comply with existing regulations. *See Footnote 8 on page 6.*

Describe the Environmental Impact:
Any development of the "lot fronting 7th street" would have an Environmental Impact to the existing wetlands.
Highlights of the data generated for this site can be found in Footnotes 9-22 on pages 6-10.
See 7th Street Dropbox on the village web site for full documents.

Does the project remedy an Existing Deficiency, explain:
The village is in need of additional work-force housing, therefore developing "lot facing 7th street" with attainable/affordable housing, through a partnership with a housing non-profit organization could help add workforce housing units to the community.

Additional revenues for the village, in particular for the sewer debt, is another existing deficiency within the village. New housing construction would increase the revenues for sewer connections, sewer fees, water fees, and property tax revenue.

Benefits/Impacts Percentage of Residents:

- ☑ *Leelanau Township and Village residents*
- ❍ *All Village Residents*
- ❍ *Most Village Residents*
- ❍ *Some Village Residents*
- ❍ *Minimal Village Residents*

Explain:
Though any change in use affects residents, this use is likely to affect one sector of the public.

1. Workforce housing for our community is in significant demand. Additional workforce housing, though not guaranteed to be for use by residents employed within the village, it certainly increases the possibility.

Potential Traffic Impacts of Proposed Use:

- ❍ *Significant*
- ❍ *Moderate*
- ☑ *Minimal*
- ❍ *None*

  Explain: Development of "the lot fronting on 7th street" would likely increase the traffic from the status quo. However, it is unlikely that a multi-family dwelling, or other development, would significantly increase the traffic on 7th Street. This plan would see minimal changes on North Shore, and therefore likely no change to North Shore traffic.

Potential Monetary Impacts on Village (*identify how proposed use aligns with each column and include explanation and/or details in the appropriate cell*):

Short Term Revenue	Long Term Revenue	Short Term Expenses	Long Term Expenses
Significant Possible revenue from the sale of lot facing 7th Street (*see Footnote 23-26 page 11-14 - Picard Appraisals*)	*Significant* N/A	*Significant* Development on the lot facing 7th street may incur environmental cleanup costs, prior to any housing partnership or the sale of the lot.	*Significant* N/A
Some The village would bring in additional sewer and water hookups if "the lot facing 7th street" were developed as a multi-family housing unit(s).	*Some* The developed property on 7th street would bring in tax revenue over time.	*Some* Legal work to arrange the development of the lot facing 7th street and any potential sale.	*Some* N/A
No Impact	*No Impact* N/A	*No Impact* N/A	*No Impact* N/A

Possible Variations on this Proposed Use:

1. Beautification/re-naturalization of any development/housing on "the lot fronting on 7th street".
2. Infrastructure upgrades and development of "Lot one" into a public parking lot for boat trailer parking.
3. Revising the zoning and pursuing the necessary steps to have the undeveloped lots fronting on North Shore Drive designated a Public Park. This is also consistent with the FLU map. If this were pursued, then by State Law, the parcel would require approval by public vote, for any future council to sell the property.
   See Footnote 27 on page 15 General Law Village Act - Act 3 of 1895 - 67.4.
4. Development of a walking path & parking with beautification.
5. Passive Park - defined as a space available to foot traffic without the intention of parking or any development. If this variation were to be explored, the Benefits/Impacts to the community would increase as it would be open to all persons. Traffic could potentially increase, but boat/trailer traffic would be reduced.

Unanswered Questions about this Proposed Use:

- Questions regarding the property lines still remain - the county still does not reflect the DPW lift station split or the adjustment of the Northern property lines.
- Additional extent of/and any migration of the contaminates located in the 2020 studies.

Public Comment Summary about this Proposed Use: *(see full correspondence in Public Comment Addendum)*
Public comment has shown some support for this plan, as long as the lots facing North Shore Drive are left in their natural state.

Member of Public	Date corresponded	Suggestion for Use	Additional Comments
Gregory Nobles	11/12/22 & 11/9/21	Should remain a public asset. 1. do nothing or a small part, leave wetlands intact 2.work with non-profit to create modest attainable housing 3. in partnership with the township build a township/village office or new library on south portion	
Anne Harper	11/13/22	Use south portion for a village/ township office or new library, leave remaining wooded portion as is	Does not feel it is a suitable site for attainable housing. opposes development of 4 single-family homes.
Steven and Vickie Slot	10/11/22	Leave the land undeveloped and natural	village shouldn't become developers
Betty Miclay	10/19/22	Leave the land undeveloped and natural	Financial benefit from selling to private, ruins the feeling of the community by encouraging outsiders to come in without any ties to the community
Mike Arents and Ruth Butler Arents	10/10/22	keep the area in its natural state and encourage educational learning and uses, and/ or use this space for some attainable housing - discounts to those working in the village full-time	do not sell to build 4 large homes, do not allow egress on north shore drive regardless of use.
John & Kim Zevalkink	11/13/22	would like it to remain undeveloped	feel any development will have a negative impact on the wetlands
Mary Betzoldt	10/14/22 & 10/19/22 (voiced public comment)	would like it to remain undeveloped, or if developed only the south portion and to be housing locals can afford	is concerned about the woods being destroyed and what the disruption of the wetlands will do to surrounding properties
Ruth Steele Walker	11/15/22	Would like us to consider keeping it a park	what is the property worth (valuation from experts), understand the wetland issues and how other properties will be affected with changes, the costs of utilities, permits and engineering to install a road
Beth Swanson	11/15/22	echos joanne geha swanson comments: would like it to remain undeveloped	hopes we will consider the full and inevitable repercussions of what will happen to our town if these wetlands are built upon
Jane and Mark Voight	10/18/22	would like it to remain undeveloped	implores us to consider the impact to future generations and the long term loss of wetlands
Pamela Cain	11/9/21	keep the parcel natural and install picnic tables, a community vegetable garden, grass or gravel parking for 7th st beach, and/or accessible trail	do not want the wetlands filled in or built on

Footnotes

1. Village Master Plan 2018 - page 22

Another important local or County role is in addressing infrastructure needs. Multi-family homes, apartments, or other higher-density housing that can provide much needed affordable housing require infrastructure such as sewer and water services, which are predominantly available in cities and villages. Northport is uniquely positioned in Leelanau County in that infrastructure is available for higher-density development. However, the high cost of sewer hookups may be considered a deterrent from new development that would meet local housing.

2. Village Master Plan 2018 - page 9

Natural features provide many more benefits if they are maintained in larger units, such as in a complex, interconnected systems - "green infrastructure" are more successful at maintaining ecological diversity and integrity. Continuous systems of forests, wetlands, and other open areas maintain water quality and reduce the risk of flooding by controlling stormwater runoff, and also provide protection from storm damage and erosion in coastal areas. Green infrastructure systems also provide invaluable wildlife habitat and foster ecological diversity.

3. Village Master Plan 2018 - page 41

Natural resources in the Village include coastal areas, wetlands, streams, woodlands, farmlands and steep slopes. Because of their economic, cultural and open space benefits, resource lands are an important element of the growth and development pattern envisioned in the plan concept. Designate the most valuable lands as Conservation/Recreation to discourage development and preserve natural resource areas.

4. Village Master Plan 2018 - page 46

[Community Facilities]

The following general guidelines should apply to all districts in the Village of Northport:

1. Community facilities plans and proposals should support and be consistent with the Master Plan.

2. Community facilities should be designed, located, and constructed to avoid significant adverse environmental impacts and to protect valuable environmental features.

5. Village Master Plan 2018 - page 55

Public and Quasi-public

- *Public and Quasi-public Land is intended to provide recreation, parklands, and open space for public use within the Village. This area will provide for continual use of the marina, boat ramp, beach, Mill Pond, and water front park. Parcels belonging to the Village and school are also included.*
- *These uses provide community-related services. Residential, commercial, and industrial developments are not anticipated for these parcels*

6. Village of Northport Zoning Ordinance 2006 - page 52

10.01 INTENT AND PURPOSE.

This district is intended for single-family and two-family residential uses, together with schools, churches, parks, and playgrounds. This district provides the main living area for the Village; therefore it is important that developments provide social interaction components such as sidewalks and parks. Buildings in this district are strongly encouraged to be designed to be compatible with the architectural character of existing buildings with respect to their: garage location, building height, materials of construction, roofline slopes, porches, windows and pedestrian and vehicular access location.

10.02 USES PERMITTED BY RIGHT. The following uses are permitted by right within a R-2 District:

.....[2. Public parks, public playgrounds.].....

.....[4. Two family dwellings.].....

7. Village Master Plan 2018 - page 51-52

[Village Residential

- *Village Residential comprises the areas near downtown. Small lots having access to public water characterize these properties. Single family-residential dwellings are the primary use, while compatible uses such as neighborhood parks, churches, and schools are also allowed.*
- *Two-family dwelling units are also allowed here, as long as they reflect the existing architectural style and have the appearance of a single-family dwelling unit. This area may be appropriate for senior citizen housing, as it*

is close to community and health services.

- *This land use classification encompasses a majority of the residential development within the Village, therefore it is critical that the historical building patterns are maintained and respected. Zoning should not be used to disrupt these patterns and allow for developments hat look more like contemporary subdivisions.].....*

[Bayshore Residential

- *The Bayshore Residential area is similar to Village Residential, but the properties have direct access to the Bay. The primary uses for these properties are single-family dwelling units and parks.].....*

8. Wetland Delineation Report 7/29/20 by Gozling Czubak - page 3

Based on its proximity and connection by drainage to Lake Michigan, the wetland is regulated under Part 303 of the Michigan Natural Resources and Environmental Protection Act, PA 451 of 1994. Any development within the wetland will require a permit from EGLE. The USACOE might also claim jurisdiction and require a permit jointly with EGLE. A Soil Erosion and Sedimentation Control Permit will be needed from the Leelanau Conservation District. Wetland boundaries are subject to change over time as a result of natural and human factors.

9. Wetland Delineation Report 7/29/20 by Gozling Czubak - page 1

The list of plants should not be considered comprehensive; it is possible that plants are present that were dormant at the time of the reconnaissance or not readily identifiable.

10. Wetland Delineation Report 7/29/20 by Gozling Czubak - page 2

The site appears to be within a "dune-swale" complex running parallel to Lake Michigan.

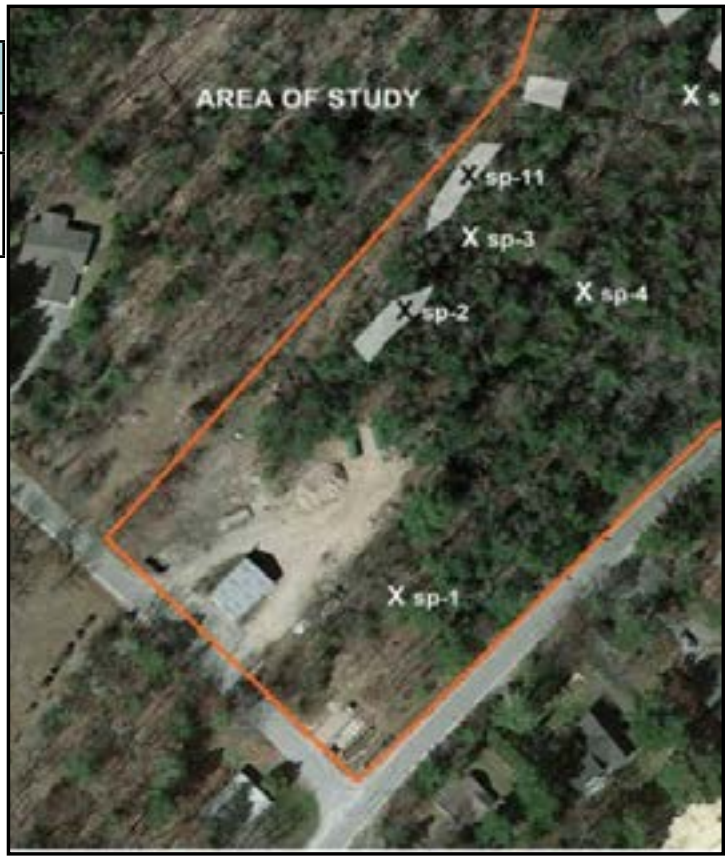
11. Wetland Delineation Report 7/29/20 by Gozling Czubak - Attachment 3

- *Wetlands Map Viewer*

12. Wetland Delineation Report 7/29/20 by Gozling Czubak - Attachment 4

- *SP=Sample Point*

SP	*Any Findings of Wetlands/Water in or near the "Lot 1" area*
SP-1	*Hydrophytic Vegetation Present*
SP-2	*High water table at 10", saturation at 8", Geomorphic Position, Wetland Hydrology Present, Hydrophytic Vegetation Present*



13. Phase 1 Environmental Site Assessment 7/30/20 by Gozling Czubak - page 3

The Phase 1 ESA has revealed evidence of recognized environmental conditions (RECs) associated with the subject property.

14. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - page 4

In addition, the boreholes reflect soil and groundwater conditions at the time they were performed. The soil information was obtained for preliminary use for the project described. This information should not be used for determining earthwork quantities, construction estimating, or other purposes.

15. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - pages 4-5

Generally, the soil borings indicate the site has sandy soils near the surface to the maximum explored depth of the borings. The soils encountered are generally considered suitable for the support of conventional shallow foundations.

All site grading work should be completed in the construction area prior to building pad preparation or deep foundation work. If remnants of previous construction such as underground tanks, foundations, fill, utilities, or other items are encountered they should be completely removed and replaced with engineered fill.

All topsoil in the construction area should be completely removed to the depth it occurs. All subgrade soils at the foundation bearing level should be compacted, tested and evaluated by Gosling Czubak personnel.

The footings may be established directly on the properly compacted and approved native sandy soils or engineered fill and designed in a conventional manner. Footings may be sized using a soil contact pressure of up to 2,000 pounds per square foot. These recommendations are conditioned upon a representative of Gosling Czubak observing the subgrade prior to construction. A minimum footing depth of 3.5 feet for frost protection, a minimum width of 24 inches for the column footings and 18 inches for the wall footings should be maintained.

16. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - page 6

It is recommended that all vegetation, topsoil, and otherwise unsuitable soil be removed to the extent it occurs.

A minimum of two feet of well-compacted granular soil should be present below the floor slab. Engineered fill should be properly placed as needed to bring the building area to plan grade as necessary.

All vegetation, topsoil, and other unsuitable materials where encountered, should be removed from the proposed pavement areas. MDOT Class II material, or other material approved for engineered fill should be placed and properly compacted to bring the pavement areas to the intended grade.

Groundwater was encountered at approximately three feet below grade during drilling.

It is anticipated that a dewatering system may be necessary for the proposed construction on site. Perimeter drains, if used should be placed in the lower foundation area to control groundwater collecting outside the walls.

The drains should be connected to a positive gravity outlet at multiple locations to remove water from the building area.

17. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - pages 6-7

It is important that the site grading plan be properly designed for controlled surface drainage. The foundation drainage system should be segregated from the surface drainage anticipated on site. In other words, the site should be designed to shed surface water in a way that will not add to the water finding its way to the drainage system of the building.

18. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - page 7

For these recommendations to be valid, earthwork should be done under the observation of a qualified engineer or technician and density tests performed to determine if each lift is sufficiently compacted.

19. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - Attachment 4

Most of the "Findings" Related in This Report Are Professional Opinions: Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed. The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ - maybe significantly - from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent: The recommendations included in this report - including any options or alternatives - are confirmation-dependent. In other words, they are <u>not</u> final, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations only after observing actual subsurface conditions exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.

20. Phase II Environmental Site Assessment Report 1/7/21 by Gozling Czubak - pages 1-3

- *Page 1 - REC #1: Unknown historical activities including spills constitute a REC that warrants investigation of subsurface conditions. Gasoline and diesel fuel contain hazardous substances including volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and lead.*
- *Page 2 - REC #2: The unknown historical activities associated with the UST, exact location, possible spills, and lack of documentation of UST removal/closure represents a REC and warrants investigation of subsurface conditions.*
  REC #3: The historical storage of road salt mixed with sand on the ground surface northeast of the garage, with no containment and uncovered at the subject property represents a REC that warrants investigation of subsurface conditions. Salt contains chloride, which is a listed environmental contaminant.
  REC #4: Possible spills and lack of containment presents a REC that warrants investigation of subsurface conditions.
  REC #5: Possible spills and unknown construction present a REC that warrants investigation of subsurface conditions.
- *Page 2-3 - REC #6: It is unknown what materials entered the drain and crock; however, given the history of vehicle maintenance, it is plausible that solvents, fuels, oil, or other substances containing hazardous compounds could have entered the system. Given the unknown construction of the piping and crock, it is possible that hazardous materials were released to the environment, presenting a REC that warrants subsurface investigation.*
- *Page 3 - REC #7: Contaminants including heavy metals and SVOCs from the discharge of coal waste and fuel are not uncommon in old railroad grades, therefore subsurface investigation is warranted.*
  REC #8: Tank filling and fueling could have resulted in releases and constitute a REC that warrants subsurface investigation.

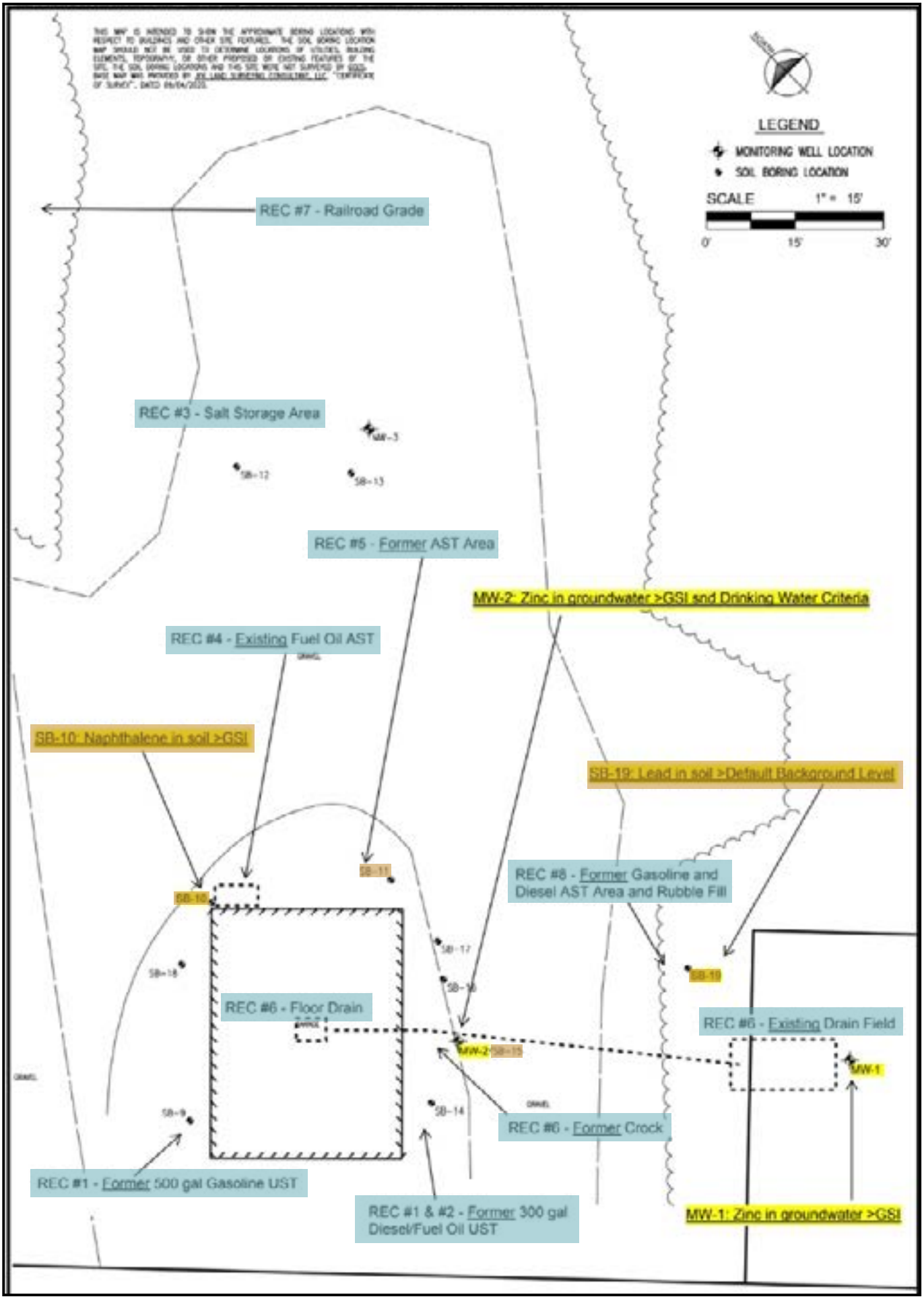
21. Phase II Environmental Site Assessment Report 1/7/21 by Gozling Czubak - page 8

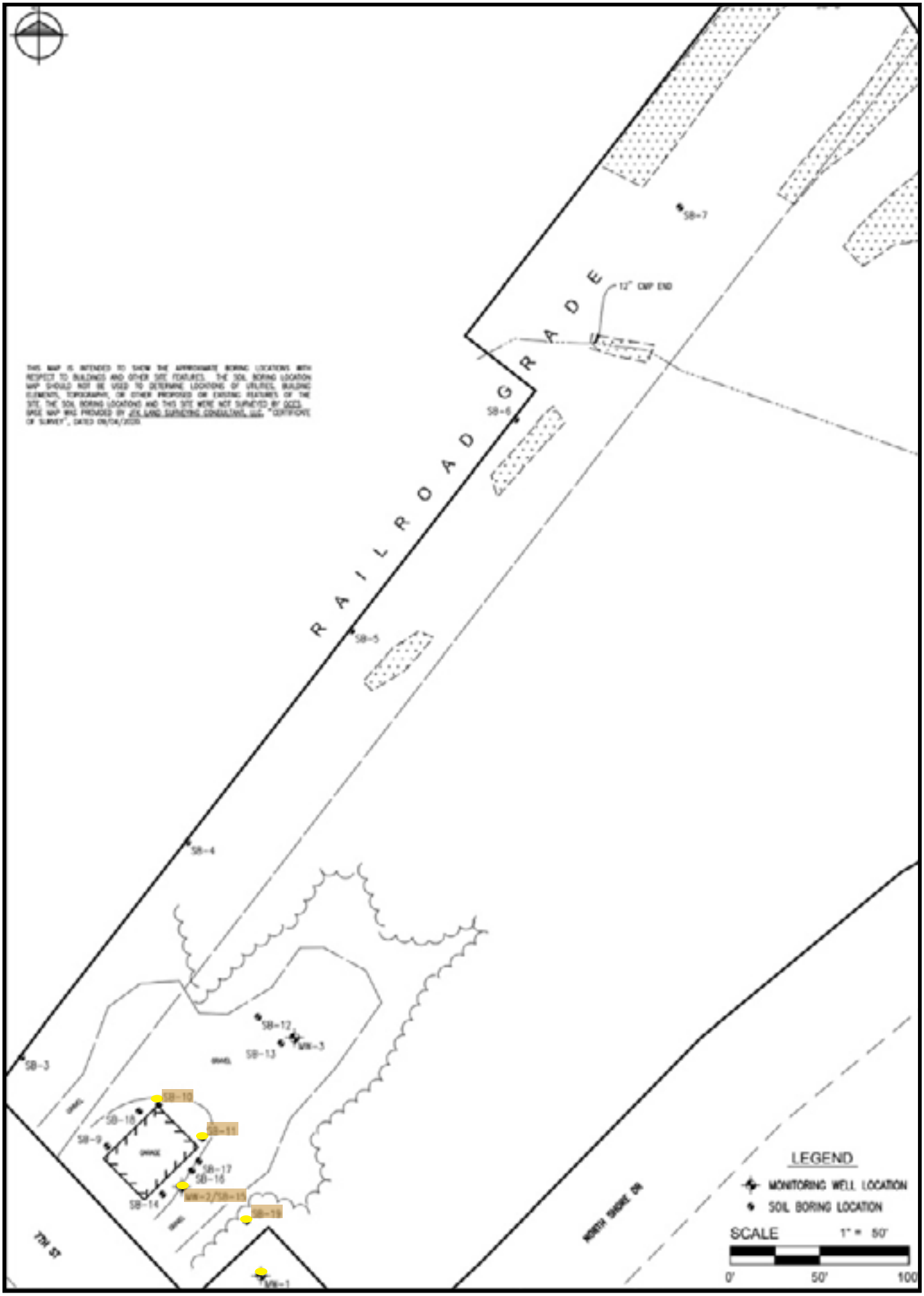
....further investigation to demonstrate no potential impact is warranted.
...found zinc in groundwater at concentrations exceeding the Residential Drinking Water and GSI Criteria promulgated under Part 201 of NREPA. Additional investigation down gradient is warranted to determine if zinc is migrating off site via groundwater transport. Additional investigation is warranted to determine the areal extent and characterization of the fill material and whether it is a source of groundwater contamination.

22. Phase II Environmental Site Assessment Report 1/7/21 by Gozling Czubak - Attachment 5

Part 201 Generic Cleanup Criteria Comparison Table for Soil (Residential) SB=Soil Boring

- *Lead in SB-19(2') exceeds the drinking water and calculated Final Chronic Value (FCV) for GSI. Therefore, the target cleanup criterion is the Background Screening Level.*
- *Napthalene exceeded DW and GSI in SB-10(1'), SB-11(4') and SB-15(3.5'). The locations were resampled on 12/17/20. Results were non-detect or below criteria; however, leachate analysis by SPLP showed a GSI exceedance in SB-10(1').*


LEGEND
MONITORING WELL LOCATION
SOIL BORING LOCATION
SCALE 1" = 15'
0'
15'
30'
REC #7 - Railroad Grade
REC #3 - Salt Storage Area
REC #5 - Former AST Area
MW-2: Zinc in groundwater >GSI and Drinking Water Criteria
REC #4 - Existing Fuel Oil AST
SB-10: Naphthalene in soil >GSI
SB-19: Lead in soil >Default Background Level
REC #8 - Former Gasoline and Diesel AST Area and Rubble Fill
REC #6 - Floor Drain
REC #6 - Existing Drain Field
REC #6 - Former Crock
REC #1 - Former 500 gal Gasoline UST
REC #1 & #2 - Former 300 gal Diesel/Fuel Oil UST
MW-1: Zinc in groundwater >GSI
MW-3
SB-12
SB-13
SB-11
SB-10
SB-17
SB-18
SB-16
SB-19
MW-2
SB-15
MW-1
SB-9
SB-14


RAILROAD GRADE
12" CMP END
SB-7
SB-6
SB-5
SB-4
SB-3
SB-12
SB-13
MW-3
SB-10
SB-18
SB-11
SB-9
SB-17
SB-16
SB-14
MW-2/SB-15
SB-19
MW-1
7TH ST
NORTH SHORE DR
LEGEND
MONITORING WELL LOCATION
SOIL BORING LOCATION
SCALE
1" = 50'
0'
50'
100

23. Picard Appraisals Lot 1 1/30/23 - page 2

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
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Northport, MI, 49670

File Number: 21SEP22A

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Sincerely,

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24. Picard Appraisals Lot 2 1/30/23 - page 2

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
116 W Nagonaba St
Northport, MI, 49670

File Number: 21SEP22B

Dear Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator:

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Northport, MI 49670

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25. Picard Appraisals Lot 3 1/30/23 - page 2

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
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26. Picard Appraisals Lot 4 1/30/23 - page 2

PICARD APPRAISALS, LLC
Real Estate Appraisal and Consultation

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
116 W Nagonaba St
Northport, MI, 49670

File Number: 21SEP22D

Dear Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator:

In accordance with your request, I have appraised the real property at:

Lot 4 E 7th St
Northport, MI 49670

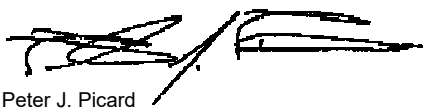
The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of December 2, 2022 is:

$100,000
One Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,



Peter J. Picard

Certified Residential Appraiser License #1204000880 and expires July 31, 2024

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THE GENERAL LAW VILLAGE ACT (EXCERPT)
Act 3 of 1895

67.4 Acquisition, purchase, and erection of public buildings; purchase, appropriation, and ownership of real estate; purposes; sale of buildings, grounds, or parks.

Sec. 4. A village may acquire, purchase, and erect public buildings required for the use of the village, and may purchase, appropriate, and own real estate necessary for public grounds, parks, markets, public buildings, and other purposes necessary or convenient for the public good, and for the exercise of the powers conferred in this act. Such buildings and grounds, or any part thereof, may be sold at a public or private sale, if authorized by an ordinance, or may be leased. A public park shall not be sold without the consent of a majority of the electors of the village voting on the question at an election.

History: 1895, Act 3, Imd. Eff. Feb. 19, 1895;—CL 1897, 2772;—CL 1915, 2643;—CL 1929, 1552;—CL 1948, 67.4;—Am. 1974, Act 67, Imd. Eff. Apr. 1, 1974;—Am. 1998, Act 255, Imd. Eff. July 13, 1998.

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